

CITY OF SCOTTSDALE
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

**INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #87-6**



CODE SECTION : UBC 2506.5

10/13/97

SUBJECT : WEEP SCREED REQUIREMENTS FOR STUCCO SYSTEMS

A weep screed is designed to provide a path for moisture and/or wind driven rain to exit from an exterior cementitious wall coating. It further serves as a control joint and protected termination edge for the plaster, lath and weather resistive barrier.

A weep screed shall be provided for all exterior cementitious wall coatings on wood frame or metal stud construction, unless specified otherwise in the wall coating manufacturer's evaluation report issued by the International Conference of Building Officials Evaluation Service (ICBO ES) or National Evaluation Report (NER). It shall be installed at all exterior locations, including isolated columns.

The Uniform Building Code (UBC Section 2506.5) requires exterior stucco systems to terminate below the foundation plate of exterior frame walls with a corrosion resistant weep screed having a 3 1/2 inch vertical attachment flange.

The weep screed shall be a minimum of 4 inches above finished exterior grade, or 2 inches above paved areas. Treatment finish of the concrete or masonry stem wall below the stucco termination (screed) line can be of any material; as long as the horizontal break of the screed is not covered. Areas under **covered patios or other overhangs that are more than three feet horizontally from the edge of the roof** need not have two inches of clearance to paving.